

Franklin County Legal Journal

Volume 42, No. 42

April 18, 2025

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

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Franklin County Legal Journal

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POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of John D. Bussard, Sr., a/k/a John Daniel Bussard, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Loretta Rae Brewer
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Barry E. Cramer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Sherry L. Cramer
1545 Scotland Avenue
Chambersburg, PA 17201
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of John D. Dortch, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Katherine M. McCorry
43610 Dunhill Cup Square
Ashburn, VA 20147
Attorney:
Jerrod A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Linda Jeanne Farner, a/k/a Linda J. Farner, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Holly R. Kern
270 Misty Ridge Road
Gettysburg, PA 17325

4/18, 4/25, 5/2/2025

Estate of Robert W. Fleagle, a/k/a Robert Wayne Fleagle, a/k/a Robert Fleagle, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Vinson D. Calimer
212 North Potomac Street
Waynesboro, PA 17268
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

4/18, 4/25, 5/2/2025

Estate of Violet A. Kiser, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Phillip O. Kiser
PO Box 701
Greencastle, PA 17225
Ricky L. Kiser
12150 North Welty Road
Waynesboro, PA 17268
Attorney:

Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/18, 4/25, 5/2/2025

Estate of Nancy Rebecca Levick, a/k/a Nancy R. Levick, a/k/a Nancy Levick, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
George Michael Levick
1516 6th Street, North West
Washington, D.C. 20001
Attorney:

Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

4/18, 4/25, 5/2/2025

Estate of Rita C. Lewis, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Joan M. Powell-Vega
182 Cambridge Avenue
Englewood, NJ 07631
Carol J. Leo
118 Bergen Trail
Hopatcong, NJ 07843
Attorney:

Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/18, 4/25, 5/2/2025

PUBLIC NOTICES

Estate of Michael W. Lloyd, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Erich Lloyd
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

4/18, 4/25, 5/2/2025

Estate of Daryl E. Parson, a/k/a Daryl Elder Parson, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Tangela M. Gibbons
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Martin Eugene Parson, Sr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Martin E. Parson, Jr.
18678 Swailes Road
Willow Hill, PA 17271
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Ernest L. Reeder, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:
Karen L. Ulrich
Larry Stenger
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Carolyn A. Rogers, a/k/a Carolyn Audrey Rogers, late of the St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Richard D. Rogers, III
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Dina Starliper, late of the Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Stanley Elmer Starliper
16608 Conovale Drive
Greencastle, PA 17225
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Second Publication

Estate of Beverly A. Barnhart, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Crystal L. Cramer
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Mary A. Bivens, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Laura K. Bivens
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Rachel C. Schreck
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

PUBLIC NOTICES

Estate of Dean W. Bricker, a/k/a Dean Wenger Bricker, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Larry D. Bricker
Linda L. Metcalfe
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Ruth M. Catlett, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
David T. Catlett
8966 Larry Drive
Greencastle, PA 17225
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/11, 4/18, 4/25/2025

Estate of Peggy H. Ditzler, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Debra A. Ramsey
c/o Thomas P. Gleason
825 West King Street, Suite E
Shippensburg, PA 17257
Attorney:
Thomas P. Gleason
825 West King Street, Suite E
Shippensburg, PA 17257

4/11, 4/18, 4/25/2025

Estate of Purificacion R. Garcia, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Margaret G. Abrams
8017 Gillette Court
Orlando, FL 32836

4/11, 4/18, 4/25/2025

Estate of Cyril K. Henry, a/k/a Cyril Koontz Henry, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Phyllis M. Henry
211 Meriweather Drive
Chambersburg, PA 17201
Attorney:
David E. Schwager
183 Market Street, #100
Kingston, PA 18704-5444

4/11, 4/18, 4/25/2025

Estate of Gladys R. Horst, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Cheryl A. Runshaw
c/o Thomas P. Gleason
825 West King Street, Suite E
Shippensburg, PA 17257
Attorney:
Thomas P. Gleason
825 West King Street, Suite E
Shippensburg, PA 17257

4/11, 4/18, 4/25/2025

Estate of Jerry E. Howell, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Johanna E. Howell
144 South Coldbrook Avenue
Chambersburg, PA 17201
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Susan Rae Marsh, a/k/a Susan R. Marsh, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
James Marsh
391 Westview Road
Fayetteville, PA 17222
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

4/11, 4/18, 4/25/2025

Estate of Martine A. Potter, a/k/a Martine Alleyne Potter, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Lynne R. Sheedy
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of David Eugene Reed, a/k/a David Reed, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Barbara G. Stoner
4332 Hill Terrace Drive
Reading, PA 19608
Attorney:
Andrew S. George
Kozloff Stoudt
2640 Westview Drive
Wyomissing, PA 19610

4/11, 4/18, 4/25/2025

PUBLIC NOTICES

Estate of Anna Jean Rice, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representatives:
Cathy Keefer
Ruby Eberly
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Velva J. Rosenberry, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:
Angela M. Grove
1155 Tallow Hill Road
Chambersburg, PA 17202
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Maryrose E. Schwartz, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:
Eileen A. Schwartz
702 Tanley Road
Silver Spring, MD 20904
Attorney:
Paul T. Schemel
DSS Law
119 East Baltimore Street
Greencastle, PA 17225

4/11, 4/18, 4/25/2025

Estate of Steven M. Weaver, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:
Kimberley I. Weaver
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Alexander C. Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Dolores Jean Wishard, a/k/a D. Jean Wishard,
late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Dennis Ray Wishard
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Third Publication

Estate of Margaret L. Ernst, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:
Patty Ann Salmon
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Rachel C. Schreck
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of James Benjamin Feigley, Jr., a/k/a James B.
Feigley, Jr., a/k/a James Feigley, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:
Tina B. Feigley
3605 Brook Street
Greencastle, PA 17225
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/4, 4/11, 4/18/2025

Estate of Lois Bartlett Feingold, a/k/a Lois B. Feingold,
a/k/a Lois B. Feingold-Taff, a/k/a Lois Bartlett Feingold-
Taff, late of the Borough of Chambersburg, Franklin
County, Pennsylvania.

Personal Representative:
Denise G. Maas
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Rachel C. Schreck
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of William M. Giltinan, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:
Deborah J. Hallock
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

PUBLIC NOTICES

Estate of Linda Ace Hoskinson, a/k/a Lin Ace Hoskinson, a/k/a Linda S.A. Hoskinson, a/k/a Linda A. Hoskinson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kristen A. Burns
6821 Edgerton Avenue
Pittsburgh, PA 15208

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of Janet L. Peters, a/k/a Janet Louise Peters, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of
Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of George F. Reamer, Jr., a/k/a George F. Reamer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of
Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of Elsie V. Shank, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Linda K. Fritz
761 Social Island Road
Chambersburg, PA 17202
Shirley A. Fisher
8424 Diehls Woods Road
St. Thomas, PA 17252

John L. Shank
22053 Beaverbrook Drive
Smithsburg, MD 21783

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of Mary C. Snyder, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Teresa A. Lehrian
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of Thomas Eugene Varner, a/k/a Thomas E. Varner, late of Fannettsburg, Franklin County, Pennsylvania.

Personal Representative:

Linda K. Varner
13198 Creek Road
Fannettsburg, PA 17221-9716

Attorney:

Deborah L. Packer
Freeburn Law
P.O. Box 61680
Harrisburg, PA 17106

4/4, 4/11, 4/18/2025

Estate of Shirley S. Wend, a/k/a Shirley Wend, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of
Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/4, 4/11, 4/18/2025

Estate of J. Darwin Yokum, a/k/a James Darwin Yokum, a/k/a Joshua Jay Darwin Yokum, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth A. Clark
119 East Baltimore Street
Greencastle, PA 17225

Attorney:

Elizabeth A. Clark
119 East Baltimore Street
Greencastle, PA 17225

4/4, 4/11, 4/18/2025

PUBLIC NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW No. 2024-SU-2115

JURY TRIAL DEMANDED

KALANI HANCOCK, Plaintiff

v.

THOMAS TOUHEY, and ANGELA TOUHEY,
Defendants

This action arises as a result of a slip/fall incident which occurred on August 30, 2022, wherein plaintiff alleges she sustained injuries as the result of Defendants Thomas and Angela Touhey's, negligence.

NOTICE

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE OF THE
FRANKLIN COUNTY BAR ASSOCIATION
FRANKLIN COUNTY BAR CENTER
100 LINCOLN WAY E.
CHAMBERSBURG, PENNSYLVANIA 17201
TELEPHONE: (717) 267-2032

4/18/2025

NAME CHANGE NOTICE

Notice is hereby given that on April 3, 2025, a petition for change of name was filed in the Franklin County Court of Common Pleas, requesting a decree to change the name of Jonathan Lee Zeigler to Margaret Lynn Zeigler.

The Court has fixed June 17, 2025, at 2:30 PM in Courtroom #4, 14 N Main St, Chambersburg, PA 17201, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

4/18/2025

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY,
PENNSYLVANIA – ORPHANS' COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: **May 1, 2025.**

BURKEY: Second and Final Account of proposed distributions and notice to creditors of George S. Glen, Executor of the Estate of Thomas G. Burkey, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SOLLENBERGER: First and Final Account of proposed distributions and notice to creditors of Robert C. Schollaert, Executor of the Estate of Robert O. Sollenberger, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

WEAVER: First and Final Account of proposed distributions and notice to creditors of Dixie L. Weaver (a/k/a Dixie L. Seibert), Executrix of the Estate of James L. Weaver, late of Southampton Township, Franklin County, Pennsylvania, deceased.

Todd A. Rock
Clerk, Orphans' Court Division
Franklin County, Pennsylvania

4/18, 4/25/2025

PUBLIC NOTICES

SHERIFF'S SALE MAY 9TH, 2025

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by BID4ASSETS.COM promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit www.bid4assets.com/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than June 6th, 2025 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff Benjamin H. Sites.

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to BID4ASSETS, per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be offered to the next highest bidder by BID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
JAN 3, 2025	MARCH 14, 2025
FEB 28, 2025	MAY 9, 2025
MAY 2, 2025	JULY 11, 2025
JULY 7, 2025	SEPT 12, 2025
SEPT 5, 2025	NOV 14, 2025

No. 2021-3547

J.P. MORGAN MORTGAGE ACQUISITION CORP.

vs

CHRISTOPHER BAILEY

PROPERTY ADDRESS: 18 North Franklin Street, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A64-.095-.000000

ALL the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$ 121,712.23

Write filed by: LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087

No. 2024-3301

ORRSTOWN BANK

vs

CHAD R. CADIEUX

PROPERTY ADDRESS: 2897 Guilford Springs Road, Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 10-0D13D-003-.000000

ALL the following described real estate, together with the improvements thereon erected, lying and being situate in Guilford Township, Franklin County, Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$221,897.90

Writ filed by: JSDC Law Offices
11 E. Chocolate Avenue, Suite 300
Hershey, PA 17033

No. 2024-4224

FIRST HOME MORTGAGE CORPORATION

vs

CAROLYN THOMPSON AND THE UNITED STATES OF AMERICA, CAROLYN THOMPSON, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 381 East King Street, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 02-1C50-.013-.000000

By virtue of a Writ of Execution No. 2024-4224

First Home Mortgage Corporation

v.

Carolyn Thompson and The United States of America
Owner(s) of property situate in the City of Chambersburg, Franklin County, Pennsylvania, being

381 East King Street, Chambersburg, PA 17201

Parcel No. 02-1 C50-.013-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$64,750.96

Attorneys for Plaintiff
Orlans Law Group PLLC

PUBLIC NOTICES

No. 2023-424

**ALLIED FIRST BANK, SB DBA SERVBANK
vs**

**CHRIS E. BARTHLOW, JR. AND TAZMINE R.
BARTHLOW**

PROPERTY ADDRESS: 210 University Drive, Mont
Alto, PA 17237

UPI/ TAX PARCEL NUMBER: 16-4A00.-053.-000000

ALL the following described real estate, lying and being
situate in the Borough of Mont Alto, Franklin County,
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$162,894.64

Writ filed by: LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, Pennsylvania 19087

No. 2024-4295

**VILLAGE CAPITAL & INVESTMENT LLC
VS**

ERIN N. WARNER; TRAVIS C. CHAPMAN

PROPERTY ADDRESS: 14041 Mercersburg Road,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 17-0J30.-049.-000000

By virtue of a Writ of Execution No. 2024-4295

VILLAGE CAPITAL & INVESTMENT LLC

V.

ERIN N WARNER; TRAVIS C CHAPMAN

owner(s) of property situate in the MONTGOMERY
TOWNSHIP, FRANKLIN County, Pennsylvania, being
14041 MERCERSBURG RD, GREENCASTLE, PA
17225

Tax ID No. 17-0J30.-049.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JudgmentAmount: \$214,683.09

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2023-1081

**LAKEVIEW LOAN SERVICING, LLC C/O
NATIONSTAR MORTGAGE LLC**

VS

ROGER L. GEESAMAN, JR.

PROPERTY ADDRESS: 610 Ronggold Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C39.-045.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 610 Ringgold Street
Waynesboro, PA 17268

SOLD as property of ROGER L. GEESAMAN JR.

TAX PARCEL #24-5C39.-045.-000000

DEED BOOK: INSTRUMENT NO.: 201903807

DEED PAGE: INSTRUMENT NO.: 201903807

No. 2023-993

**NATIONSTAR MORTGAGE LLC
VS**

JAMES A. MURPHY AND ELENA A. MURPHY

PROPERTY ADDRESS: 9271 Mercersburg Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J07.-042.-000000

The land referred to herein below is situated in the County
of Franklin, State of Pennsylvania, and is Described
as follows:

Judgment in the amount of: \$107,426.22

Writ filed by: LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, Pennsylvania 19087

No. 2024-4152

**UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL
TITLE TRUSTEE FOR PRL TITLE TRUST II**

vs

**JOSEPH STULL, SOLELY IN THEIR CAPACITY AS
HEIR OF REYNOLDS F. STULL, JR, DECEASED
AND SCOTT STULL SOLELY IN THEIR CAPACITY
AS HEIR OF REYNOLDS F. STULL, JR, DECEASED,
SCOTT STULL SOLELY IN THEIR CAPACITY AS
HEIR OF REYNOLDS F. STULL, JR., DECEASED,
JOSEPH STULL, SOLELY IN THEIR CAPACITY AS
HEIR OF REYNOLDS F. STULL, JR., DECEASED**

PROPERTY ADDRESS: 8724 Mormon Church Rd,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 13Q-024.-000000

ALL the following described real estate, situate in
Quincy Township, Franklin County, Pennsylvania, more
particularly bounded and limited as follows:

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of JOSEPH STULL solely in their
capacity as heir of Reynolds F. Stull, Jr., deceased and
SCOTT STULL solely in their capacity as heir of Reynolds
F. Stull, Jr, deceased.

DEED BOOK: 964

DEED PAGE: 170

PUBLIC NOTICES

No. 2024-3600

**U.S. BANK TRUST NATIONAL ASSOC., NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET TRUST**

VS

**KATHERINE CARBAUGH; EDWARD PITZER,
KATHERINE CARBAUGH, KATHERINE
CARBAUGH, EDWARD PITZER, EDWARD PITZER**

PROPERTY ADDRESS: 220 Hartzell Drive, Fayetteville,
PA 17222

UPI/ TAX PARCEL NUMBER: 10-0D10.-057.-000000

By virtue of Writ of Execution No. 2024-3600

U.S. Bank Trust National Association, not in its individual
capacity but solely as Owner Trustee for VRMTG Asset
Trust v

Katherine Carbaugh, Edward Pitzer

Docket Number: 2024-3600

Property to be sold is situated in the borough/township
of Fayetteville, County of Franklin and State of
Pennsylvania.

Commonly known as: 220 Hartzell Drive, Fayetteville,
PA 17222

Parcel Number: 10-0D10.-057.-000000

Improvements thereon of the residential dwelling or lot
(if applicable):

Judgment Amount: \$246,046.16

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

No. 2024-4072

BMOBANKN.A

vs

LORIANN M. JONES; DAVID G. JONES

PROPERTY ADDRESS: 423 Bradley Lane,
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N17.-260.-000000

ALL that certain tract of real estate Situate in Southampton
Township, Franklin County, Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$ 350,785.06

Write filed by: MDK Law

P.O. Box 165028

Columbus, OH 43216-5028

No. 2024-4502

**FEDERAL HOME LOAN MORTGAGE CORP AS
TRUSTEE FOR FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST, SERIES 2021-1**

VS

DAVID WAYNE MANN

PROPERTY ADDRESS: 407 West 5th StreetAKA407
West Fifth Street, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C14.-069.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 407 West 5th Street AKA 407 West
Fifth Street

Waynesboro, PA 17268

SOLD as the property of DAVID WAYNE MANN

TAX PARCEL #26-5C14.-069.-000000

DEED BOOK: 2753

DEED PAGE: 544

No. 2024-4183

MIDFIRST BANK

VS

**MARJORIE L. TURPIE AND STUBERT M. TURPIE
JR**

PROPERTY ADDRESS: 586 Fort Loudon Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-0K08.-132.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 586 Fort Loudon Road

Mercersburg, PA 17236

SOLD as the property of MARJORIE L. TURPIE and
STUBERT M. TURPIE JR.

TAX PARCEL# 18-0K08.-132.-000000

DEED BOOL: 2182

DEED PAGE: 502

No. 2024-4429

SELECT PORTFOLIO SERVICING, INC.

VS

DENISE MARTIN

PROPERTY ADDRESS: 2728 Johnson Drive,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C07.-070.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2728 Johnson Drive

Chambersburg, PA 17201

SOLD as the property of DENISE MARTIN

TAX PARCEL #09-0C07.-070.-000000

DEED BOOK: INSTRUMENT NUMBER: 201714452

DEED PAGE: INSTRUMENT NUMBER: 201714452

PUBLIC NOTICES

No. 2024-2495

NATIONSTAR MORTGAGE LLC

VS

MIKKI MAY POPER AND EDWARD JAMES DOWNIN

PROPERTY ADDRESS: 54 Reservoir Avenue,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5858-.080.-000000

ALL the following described real estate, lying and
being situate in Waynesboro Borough, Franklin County,
Pennsylvania, bounded and limited as follows

Judgment in the amount of: \$142,253.94

Writ filed by: Leopold & Associates, PLLC

275 Curry Hollow Rd.

Building 1, Suite 280

Pittsburgh, PA 15236

No. 2023-1327

CARRINGTON MORTGAGE SERVICES, LLC

vs

MARK D. MILLER

PROPERTY ADDRESS: 680 Redwood Drive,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 01-0A32Q-045.-000000

ALL the following described real estate, locally known
as 680 Redwood Drive, lying and being situate in Antrim
Township, Franklin County, Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$118,535.52

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road

Suite 514

Wayne, PA 19087

4/18, 4/25, 5/2/2025